



Baddeley House, Downstreet, West Molesey, Surrey, KT8 2LS



PRICE. £ 299,950 F/H

Tudor & Co of East Molesey are pleased to offer for sale this spacious, well presented three bedroom top floor apartment which has the benefit of private balcony. The property is close to local shops, schools & bus routes into East Molesey, Walton on Thames, Hampton Court, Bushy Park & Kingston (with comprehensive shopping). The accommodation comprises; an entrance hallway with storage cupboard leading to a spacious living/dining room with fireplace and direct access out to a covered private balcony. The kitchen comprises many eye/base level units/cupboards and space for utilities. The hallway also leads to two large double bedrooms, both with fitted storage, a modern bathroom with white suite, separate W/C and third bedroom. Externally there are well maintained gardens and space for parking. Other benefits include; private loft, double-glazing, gas central heating, outside storage shed and long lease. Ideal property for a first time buyer or as an investment purchase. (EPC rating =D) Tudor & Co. 0208 224 4020

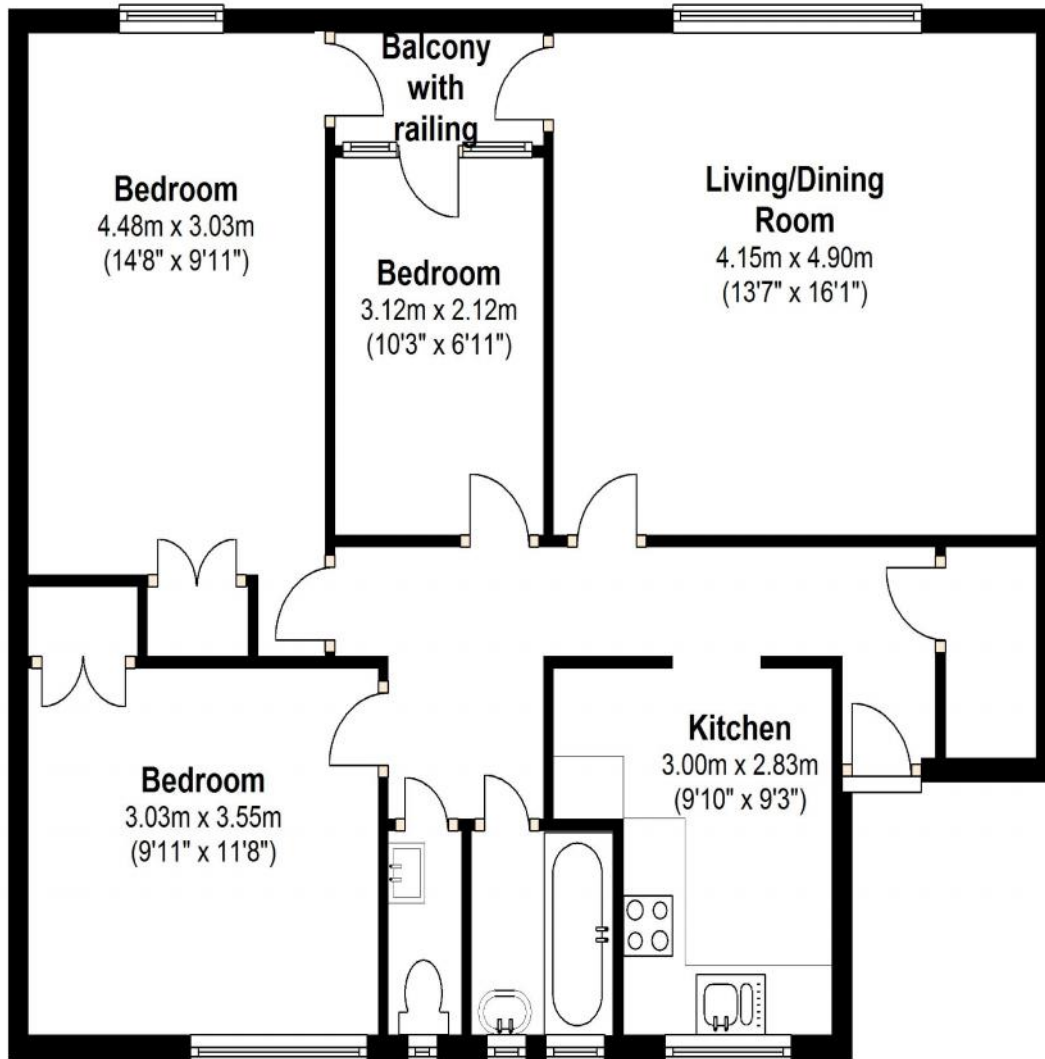
TUDOR & CO
61 WALTON RD, E.MOLESEY, SY, KT8 0DP

T. 0208 224 4020
www.tudorandco.co.uk

PROPERTY DETAILS

Second Floor

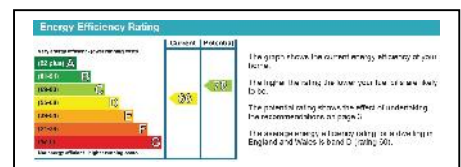
Approx. 75.8 sq. metres (815.9 sq. feet)



Total area: approx. 75.8 sq. metres (815.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan provided here, measurements of floors, ceilings and walls are approximate and it is recommended to take the original surveyor's measurements. These dimensions are for information only and should not be used as a basis for any planning or construction. The services, spaces and equipment listed in this brochure have either been used by the vendor or have been inspected and their efficiency has been verified.

Lease: Approx 105 years remaining
All charges: Approx £243.12 per quarter



For the full Energy Performance Certificate – Please contact Tudor & Co

Please Note: These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included in any sale. Where shown, details of lease, ground rent & service charge are provided by the vendor & their accuracy cannot be guaranteed as the information has not been verified. Where appliances, including central heating, are mentioned, it cannot be assumed that they are included & are in working order as they have not been tested.

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